

## SECTION 5 RURAL RESIDENTIAL SUB-DISTRICT (RR)

### 5.1 Purpose.

This chapter establishes the Rural (RR) Sub-District and standards specifically applicable within the Sub-District. The purpose of the RR Sub-District is to improve the efficiency of land use in the Belgrade Planning Area, and encourage the preservation of farmland, open space, and watercourses, including the East and West Gallatin River.

### 5.2 Uses Allowed By Right.

Uses allowed by right in the R Sub-District are listed below. With the exception of Agriculture and Agriculture-related Structures, any new construction associated with Principal Uses requires a LUP from the Planning Department prior to any construction. See Section 2.4 for the permitting process.

Use	Comments
Agriculture and agricultural activity	Includes associated Structures and employee housing.
Day Care	Family, Group, and Center
Essential Services, Type I	
Extended Care (Nursing and Residential Care)	Eight or fewer beds.
Home Occupations and Home Based Businesses	
Religious Organizations and Places of Worship	
Residential	Includes single-family residences up to and including duplexes (including Apartments), Accessory Uses, Guesthouses, and Caretakers Residences. Accessory Dwelling Units shall not exceed more than two.
Riding Stables	Including Commercial Equestrian Facilities
Schools	
wind or solar towers	

### 5.3 Conditional Uses.

Conditional uses allowed in the R Sub-District are listed below and will require a CUP pursuant to Section 2.5 prior to commencement.

Use	Comments
Bed and Breakfast Inns	
Boarding Houses	
Building Height in excess of 32 feet	
Campgrounds	
Communications Towers	Outside of platted subdivisions
Community Centers	
Essential Services, Type II	
Extended Care (Nursing and Residential Care)	More than eight beds
golf courses and country clubs	
non-conforming uses - expansion	
Opencut Operations (AKA Gravel Mine)	Including asphalt batch plants and concrete mixing plants. See Section 2.6 for process
Residential	Residential uses exceeding duplex Units
Special Events Facilities	
veterinary clinics	including animal kennel operations
Warehousing	self-storage only

## 5.4 Required Property Line Setbacks.

### 5.4.1 Setbacks. Setbacks. Yard setback requirements:

Front Yard	25 feet
Rear Yard Primary Structure	20 feet
Rear Yard Accessory Structure	10 feet
Side Yard	8 feet
Side Yard corner lot-secondary street	12.5 feet

Property line setbacks are controlled by the Landscape Buffers described in Section 10.2.5 where the conditions of Table 10.2 apply.

### 5.4.2 Exemptions. When a Lot owner owns multiple Lots, Yard setbacks and Landscape Buffers for the common interior property line do not apply and Lot owners may build across Lot lines. Setbacks and Landscape Buffers apply on the outer Lot lines.

## 5.5 Building Height.

Unless otherwise excepted by Section 5.5.1 or allowed pursuant to a CUP, the height of all new Structures shall be limited to 32 feet as measured from the lowest point of the finished grade in the front of the building to the highest structural point the roof.

- 5.5.1 Exemptions. The construction of a new Agricultural Structure or the addition to an existing Agricultural Structure is not subject to the requirements of Section 5.5.

## **5.6 Density.**

The number of Lots allowed is based on Gross Average Density. There is no minimum Lot size; Lots may be any size as long as the overall density of the project does not exceed that allowed by this section. Base Density in the RS Sub-District shall not exceed 1 Lot per 20 acres.

- 5.6.1 Exception. Family transfer claims are exempt from the density requirements of Section 5.6.
- 5.6.2 Fractional Density. If the number of allowable Lots results in a fractional number, the fractional number shall be rounded off to the nearest whole number to determine the allowable Lots per project. For the purposes of rounding off, 0.5 and above shall be rounded up to the next highest number, and 0.49 and below shall be rounded down to the next lowest number.
- 5.6.3 Density Bonus. If 60% of a Development is preserved as Open Space in compliance with Section 10.3.4, gross average density may be increased up to one Lot per 5 acres.

## **5.7 Open Space Requirements.**

Park space required by the Montana Subdivision and Platting Act and the Gallatin County Subdivision Regulations is included in the Open Space calculations.

## **5.8 Additional Standards.**

- 5.8.1 Refer to Section 10 for Development Standards.
- 5.8.2 Landowners are reminded that other federal, state, and local approvals may be required, including but not limited to approval for sanitation and water supply facilities, demonstration of adequate water rights, access or system impact approvals from Gallatin County and/or the Montana Department of Transportation, compliance with covenants, or any other federal, state, or local approvals required by law.